

**Town of Union Vale Zoning Board of Appeals**

**Meeting Agenda  
FEBRUARY 4, 2020  
7:30 pm**

**CALL TO ORDER / DETERMINATION OF QUORUM**

**BUSINESS SESSION**

- Review the Agenda
- Minutes: Review of **January 7, 2020** regular meeting minutes
- Review and acceptance of 2020 Calendar meeting dates
- Change of March 3, 2020 meeting date to March 10, 2020

**CORRESPONDENCE**

Dutchess County 239 referral, dated 12/17/2019 for Union Vale Fire Department.

**PUBLIC HEARING(S)**

**JAMES & ERMINIO BISCEGLIA  
141 N. Clove Road  
Verbank, NY 12585  
TMP # 6662-00-924685**

**Meeting – 3  
21’ Side yard  
area variance**

Applicant applying for a 21 foot side yard area variance, to legalize a pre-existing garage to obtain a certificate of compliance for an existing apartment that is in the required side yard setback of 35 feet in the R 1.5 zoning district.

**UNION VALE FIRE DISTRICT  
3373 Route 82  
Verbank, NY 12585  
TMP # 6663-20-841034**

**Meeting – 4  
3 Area Variances**

Applicant applying for three variances: 1) 17 square foot sign area variance, 2) a variance to construct the sign out of material other than wood or etched stone and, 3) a variance to have an LED illuminated sign, in the Hamlet district.

**OLD BUSINESS/DECISION ON PUBLIC HEARING:**

**JAMES & ERMINIO BISCEGLIA  
141 N. Clove Road  
Verbank, NY 12585  
TMP # 6662-00-924685**

**Meeting – 2  
21’ Side yard  
area variance**

Applicant applying for a 21 foot side yard area variance, to legalize a pre-existing garage to obtain a certificate of compliance for an existing apartment that is in the required side yard setback of 35 feet in the R 1.5 zoning district.

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3373 Route 82  
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**REGULAR SESSION / NEW BUSINESS**

None.

**REGULAR SESSION / OLD BUSINESS**

**DAWN Sun Corp.  
Aka Verbank Deli  
3122 Route 82  
Verbank, NY 12585**

**Meeting - 3  
Five variances  
SEQR discussion**

Applicant applying for five area variances; a 640 square foot area variance of existing floor area of a Deli and Pizzeria, a 200 foot area variance for no such establishment shall be located within 200 feet of a church or other public gathering place, 9.3 foot area variance to install a canopy from the front property line, 10 foot area variance for parking lot setback from Route 82 and 7 foot area variance for parking lot setback from Tompkins Road in order to add gasoline pumps to an established Deli and Pizzeria in the NC zoning district.

**ADJOURNMENT**

The next regular meeting of the Zoning Board of Appeals is scheduled for **Wednesday, March 11, 2020 at 7:30 PM.**

The agenda will close on **February 25, 2020 at 12:00 Noon.** Items for consideration at the **March** meeting must be received by that date.